

23806 FM 2978



3.27 ACRES



Property Overview

Prime 3.27-acre unrestricted commercial tract with excellent visibility and frontage along FM 2978 in the rapidly expanding Tomball market. This deep, rectangular property is positioned between two established business/industrial parks, offering outstanding development potential for flex warehouse, office/warehouse, service commercial, contractor operations, or an owner-user facility. Property features include high-traffic FM 2978 exposure, an existing gravel pad area near the front, and a partially wooded section toward the rear that allows for phased construction or additional yard/storage. Neighboring sites are fully developed with utilities nearby, creating strong synergy and immediate commercial activity surrounding the property. Located minutes from FM 2920, SH 249, and Grand Parkway/99, this tract provides convenient access to Tomball, Magnolia, The Woodlands, and the greater northwest Houston area. Excellent opportunity for investors, developers, or businesses seeking a

Property Highlights

- Excellent FM 2978 frontage with high daily traffic counts
- Rectangular, deep tract—ideal for maximizing building area, parking, or yard space
- Unrestricted use (verify with county)—suitable for office/warehouse, industrial, retail-service, equipment yard, or mixed-use commercial
- Utilities nearby, with neighboring properties already developed
- Surrounded by commercial growth, including industrial bays, construction services, trades, and distribution users
- Sits between two fully built-out business/industrial parks, providing immediate synergy for new tenants or owner-users
- Cleared/gravel pad areas toward the front, with trees toward the back—flexibility for phased development
- Easy access to FM 2920, SH 249, Grand Parkway/99, and the Tomball/Magnolia/Woodlands business corridors



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2201 Lake Woodlands Dr

The Woodlands, TX 77380

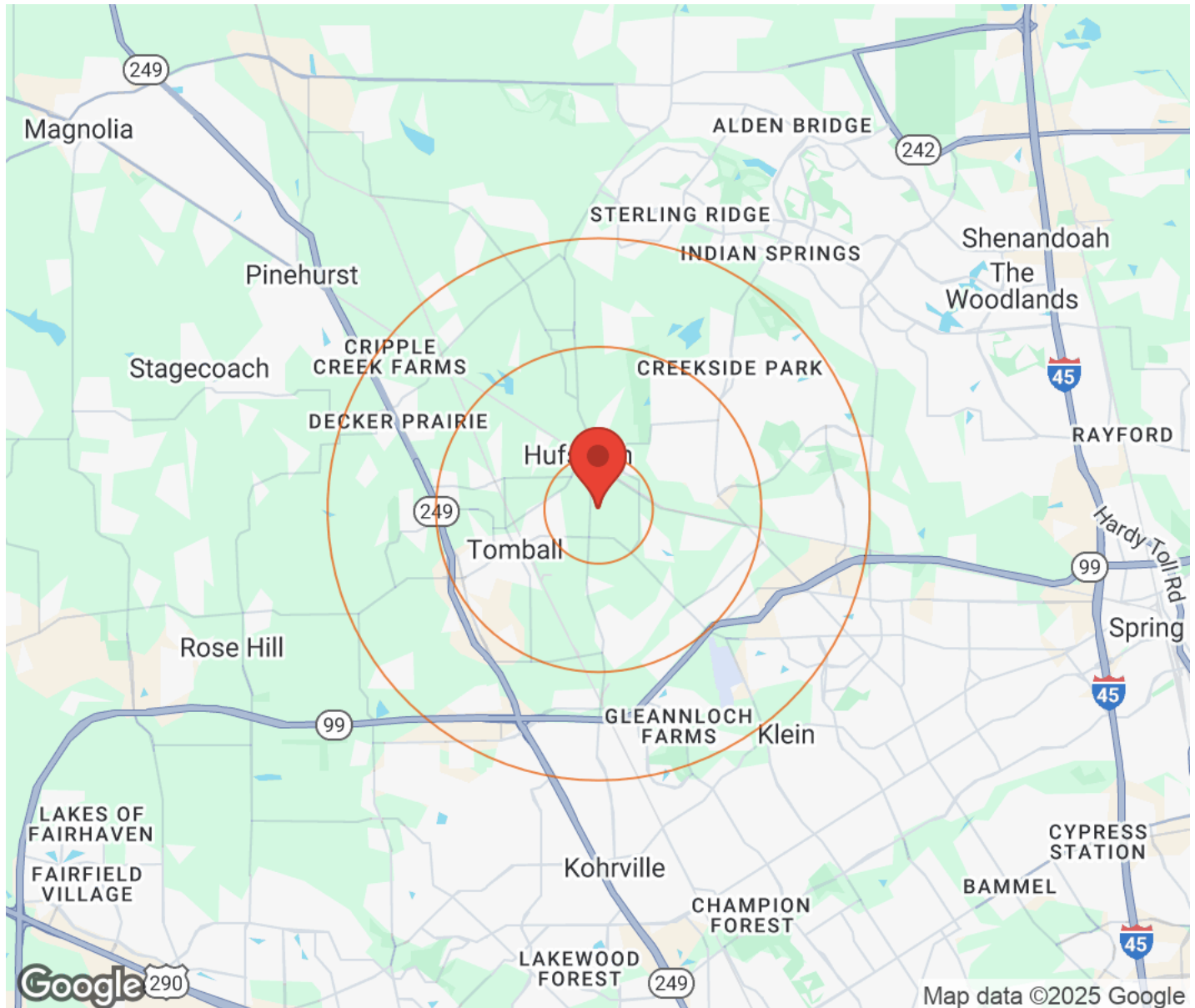
Each Office is Independently
Owned and Operated



Property Photos



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	502	25,136	74,108
Female	515	26,678	77,640
Total Population	1,016	51,813	151,748

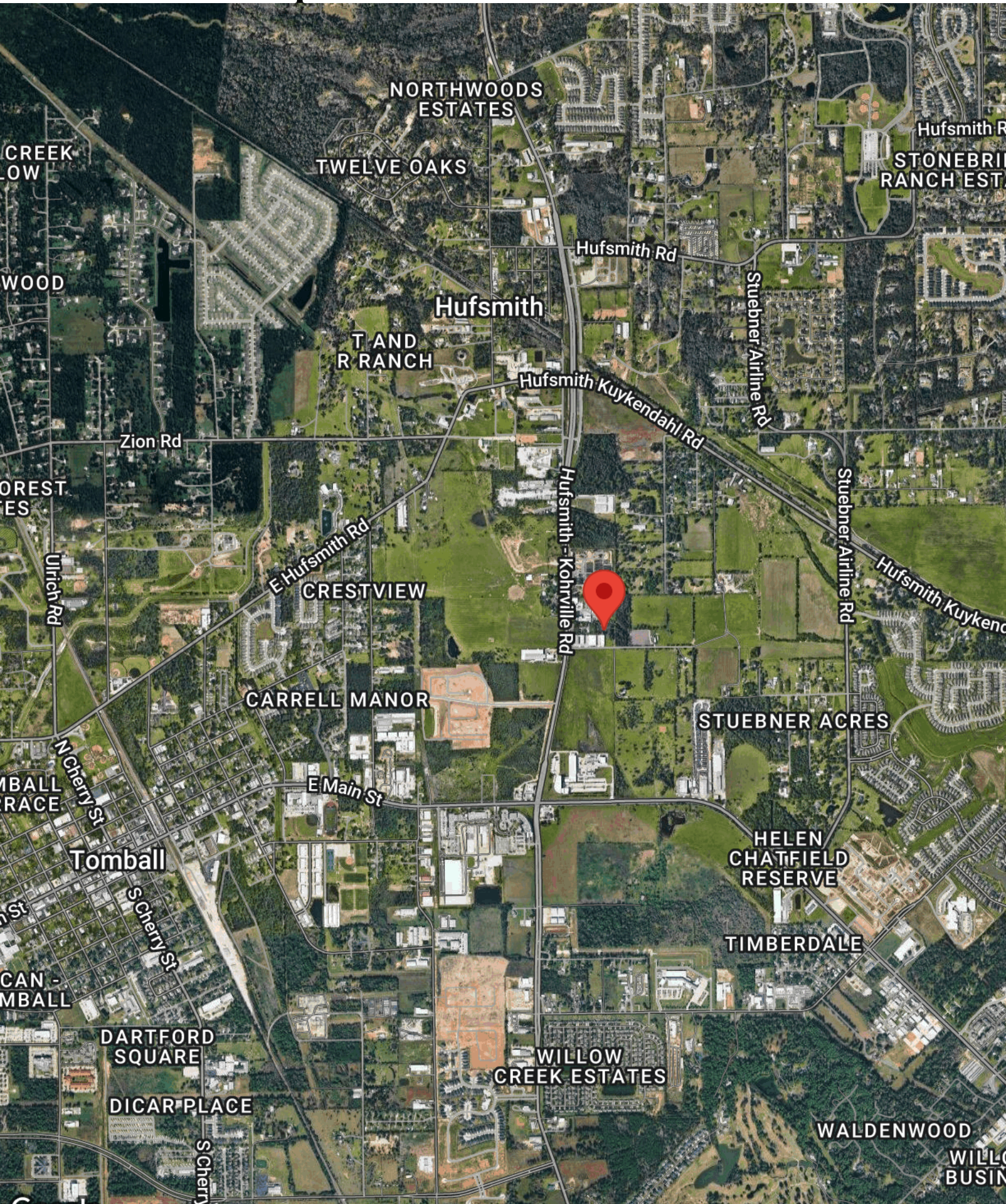
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	234	11,788	35,007
Ages 15-24	109	6,205	18,784
Ages 25-54	381	20,363	61,488
Ages 55-64	125	5,545	15,935
Ages 65+	166	7,913	20,534

Race	1 Mile	3 Miles	5 Miles
White	539	24,456	71,504
Black	117	5,850	16,950
Am In/AK Nat	1	88	197
Hawaiian	2	31	61
Hispanic	304	17,363	48,134
Asian	32	2,824	11,594
Multi-Racial	18	1,041	2,974
Other	4	166	303

Income	1 Mile	3 Miles	5 Miles
Median	\$92,388	\$103,249	\$117,538
< \$15,000	54	1,413	3,162
\$15,000-\$24,999	18	683	1,916
\$25,000-\$34,999	14	884	1,681
\$35,000-\$49,999	19	1,270	3,344
\$50,000-\$74,999	34	1,969	5,878
\$75,000-\$99,999	63	2,447	5,730
\$100,000-\$149,999	51	3,486	10,017
\$150,000-\$199,999	47	2,421	7,148
> \$200,000	66	3,287	12,206

Housing	1 Mile	3 Miles	5 Miles
Total Units	399	19,553	56,208
Occupied	366	17,861	51,081
Owner Occupied	258	12,066	37,062
Renter Occupied	108	5,795	14,019
Vacant	32	1,692	5,128

Business Map



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Exclusively Listed by

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